

1 BILL NO. R-86-10- 40

2 DECLARATORY RESOLUTION NO. R- 78-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 1317 Chute Street,
7 Fort Wayne, Indiana. (Envirotemp
8 Corporation, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 September 26, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Lots 110, 111, 112 - Eliza Hanna
16 Sr. Addition;

17 said property more commonly known as 1317 Chute Street, Fort
18 Wayne, Indiana;

19 WHEREAS, it appears that said petition should be pro-
20 cessed to final determination in accordance with the provisions
21 of said Division 6.

22 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
23 OF THE CITY OF FORT WAYNE, INDIANA:

24 SECTION 1. That, subject to the requirements of Section
25 4, below, the property hereinabove described is hereby designated
26 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
27 12.1. Said designation shall begin upon the effective date of
28 the Confirming Resolution referred to in Section 3 of this Resolu-
29 tion and shall continue for one (1) year thereafter. Said desig-
30 nation shall terminate at the end of that one-year period.

31 SECTION 2. That upon adoption of this Resolution:

32 (a) Said Resolution shall be filed with the Allen
County Assessor;

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2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

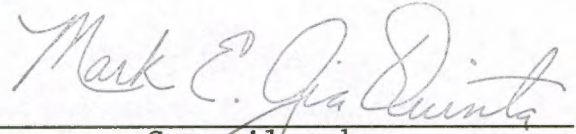
20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of both real
23 estate and personal property for new manufacturing equipment.

24 SECTION 4. That this Resolution shall be subject to
25 being confirmed, modified and confirmed or rescinded after public
26 hearing and receipt by Common Council of the above described re-
27 commendations and resolution, if applicable.

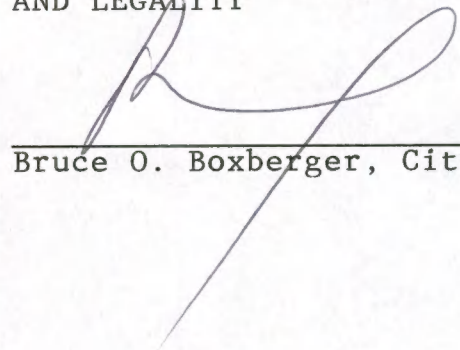
28 SECTION 5. That it is the preliminary intent of Common
29 Council to recommend a ten (10) year deduction from the assessed
30 value of the real property. The length of the deduction will be
31 finally determined by Common Council, pursuant to I.C. 6-1.1-
32 12.1-3(b), after receipt of the owner's application from the
County Auditor.

1 Page Three

2 SECTION 6. That this Resolution shall be in full force
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

5 
6 _____
7 Councilmember

8 APPROVED AS TO FORM
9 AND LEGALITY

10 
11 _____
12 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Disjuncta seconded by Disjuncta, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|-------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>8</u> | _____ | _____ | <u>1</u> | _____ |
| <u>BRADBURY</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>BURNS</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>EISBART</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>GIAQUINTA</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>HENRY</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>REDD</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>SCHMIDT</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>STIER</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>TALARICO</u> | _____ | _____ | _____ | <u>✓</u> | _____ |

DATE: 10-28-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-78-86 on the 28th day of October, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of October, 1986, at the hour of 11:00 o'clock 7 .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 31 day of October, 1986, at the hour of 4⁰⁰ o'clock P .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Envirotemp Corporation

Site Location: 1317 Chute Street Fort Wayne, In. 46803

Councilmanic District: 1st Existing Zoning: R-3

Nature of Business: Manufacturing industrial and laboratory ovens

Project is located in the following:

| | <u>Yes</u> | <u>No</u> |
|--------------------------|-------------------|-------------------|
| Designated Downtown Area | <u> </u> | <u> X </u> |
| Urban Enterprise Zone | <u> X </u> | <u> </u> |
| Redevelopment Area | <u> </u> | <u> X </u> |
| Platted Industrial Park | <u> </u> | <u> X </u> |
| Flood Plain | <u> </u> | <u> X </u> |

Description of Project:

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ Permanent Jobs Created:

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Because the company is located in the enterprise zone we feel that they need this tax break to continue the growth they are looking forward to.

Staff James Partin
Date 10-22-86

Director Thomas Latchem
Date

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
9-26-86

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☐ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☒ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Envirotemp Corporation

Address of Applicant's Principle Place of Business:

1317 Chute

Fort Wayne Indiana 46803

Phone Number of Applicant: (219) 4224801

Street Address of Property Seeking Designation:

1317 Chute

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

| | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| Is the project site solely within the city limits of the City of Fort Wayne | <u>X</u> | — |
| Is the project site within the flood plain? | — | <u>X</u> |
| Is the project site within the rivergreenway area? | — | <u>X</u> |
| Is the project site within a Redevelopment Area? | <u>X</u> | <u>X</u> |
| Is the project site within a platted industrial park? | — | <u>X</u> |
| Is the project site within the designated downtown area? | — | <u>X</u> |
| Is the project site within the Urban Enterprise Zone? | <u>X</u> | — |
| Will the project have ready access to City Water? | <u>X</u> | — |
| Will the project have ready access to City Sewer? | <u>X</u> | — |
| Is any adverse environmental impact anticipated by reason of operation of the proposed project? | — | <u>X</u> |

C. ZONING INFORMATION

What is the existing zoning classification on the project site? R-3

The site is covered by grandfather clause allowing industrial use.

What zoning classification does the project require? I-1

What is the nature of the business to be conducted at the project site?

Manufacturing industrial and laboratory ovens

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

(50x100') 5000 Square Foot Building

What is the condition of structure(s) listed above? Fair: Needs insulation

Current assessed value of Real Estate:

and additional heating.

Land 2300

Improvements 6200

Total 8500

What was amount of Total Property Taxes owed during the immediate past year? 679.42 for year 1986. Key# 9129290110

Give a brief description of the proposed improvements to be made to the real estate.

Provide heating and insulating in manufacturing area

Cost of Improvements: \$ 8000

Development Time Frame:

When will physical aspects of improvements begin? ASAP

When is completion expected? 12-1-86

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 7820 3-1-1986

What was amount of Personal Property Taxes owed during the immediate past year? 123.38 for year 1985.
Give a brief description of new manufacturing equipment to be installed at the project site.

Power Shear

Press Brake

Cost of New Manufacturing Equipment? \$ 4000.

Development Time Frame:

When will installation begin of new manufacturing equipment? 12-86

When is installation expected to be completed? 12-86

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 3

How many permanent jobs will be created as a result of this project?
2

Anticipated time frame for reaching employment level stated above?
1 Year

What is the nature of those jobs?

Sheet Metal Workers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Deteriating area of city, old buildings in area

located in enterprise zone

In what Township is project site located? Wayne

In what Taxing District is project site located? Ft. Wayne

CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Marcus Brewer

PAUL NICODEMUS

6515 Rockingham Drive

ACCOUNTANT 456-6742

Ft. Wayne, IN 46815

Phone Number of Contact Person (219) 422-4801

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Marcus Brewer Pres.
Signature of Applicant

26 SEP 86
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property Lot 110,111,112 - Eliza Hanna Sr. Addition
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-86-10-40

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1 for property commonlyknown as 1317 Chute Street, Fort Wayne, Indiana. (EnvirotempCorporation, Petitioner).

EFFECT OF PASSAGE Additional insulation and heating will be installed
in a 50'x100', 5000 square foot building, along with new manufacturing
equipment. This company is located in the enterprise zone.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$12,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)

BILL NO. R-86-10-40

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 1317 Chute Street, Fort Wayne, Indiana (Envirotemp
Corporation, Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) _____

YES

NO

Mark E. GiaQuinta

MARK E. GIAQUINTA
CHAIRMAN

Charles B. Redd

CHARLES B. REDD
VICE CHAIRMAN

Paul M. Burns

PAUL M. BURNS

Janet G. Bradbury

JANET G. BRADBURY

James S. Stier

JAMES S. STIER

CONCURRED IN 10-28-86

SANDRA E. KENNEDY
CITY CLERK